



Town of Barnstable Planning Board



www.barnstable.gov/planningboard

Board Members

Stephen Robichaud, Chair Tim O'Neill, Vice Chair Matt Teague, Clerk Mary Barry Michael Mecenas Raymond Sexton Catherine Finkenstaedt
Town Council Liaison

Planning & Development Dept. Staff

James Kupfer, AICP, Director – james.kupfer@barnstable.gov
Kyle Pesticini, Assistant Director – kyle.pesticini@barnstable.gov
Karen Pina, Principal Assistant – karen.pina@barnstable.gov

AGENDA

April 27, 2026

Barnstable Town Hall, 367 Main Street, Hyannis, MA, James H. Crocker, Jr., Hearing Room, 2nd Floor at 7:00 p.m.

Meeting notice previously filed with Town Clerk

Application materials may be accessed through the Planning Board website at: www.barnstable.gov/planningboard contacting Karen.pina@barnstable.gov or calling 508-862-4064.

Notice of Recording The meeting will be televised live via Xfinity Channel 8 or high definition Channel 1072. It may also be accessed via the Government Access Channel live stream on the Town of Barnstable's website: <https://barnstable.cablecast.tv/internetchannel/watch-now>

The Chair must inquire whether anyone else is taping this meeting and to please make their presence known.

Call to Order Introduction of Board Members

Planning Board Chair Public Comment Statement

General Public Comment

Approval Not Required Plans

CR Southwind LLC has submitted an Approval Not Required plan for 65 Independence Drive and 990 Iyannough Road, Barnstable MA – Map 295 Parcel 15-X01, 15-X02 and Map 294 Parcel 4 Plan entitled "Approval Not Required Plan of Land, ANR 1.0 and ANR 2.0, prepared for Crocker Design Group, 2 Sharp Street – Unit A Hingham, MA 02043" dated April 10, 2026 (Click [HERE](#) for materials and plan)

Subdivisions

Preliminary Subdivision No. 833 – Cape Cod Hospital has submitted a preliminary subdivision application for approval for the property at 25 Main Street, Hyannis, on a plan entitled "Preliminary Plan of Land in Hyannis, MA No. 25 Main Street Area, prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601" dated March 20, 2026 (Click [HERE](#) for materials and plan)

Preliminary Subdivision No. 834 – Cape Cod Hospital has submitted a preliminary subdivision application for approval for the property at 34 Park Street, Hyannis, on a plan entitled "Preliminary Plan of Land in Hyannis, MA No. 34 Park Street Area, prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601" dated March 20, 2026 (Click [HERE](#) for materials and plan)

Preliminary Subdivision No. 835 – Cape Cod Hospital has submitted a preliminary subdivision application for approval for the property at 43 Lewis Bay Road, Hyannis, on a plan entitled "Preliminary Plan of Land in Hyannis, MA No. 43 Lewis Bay Road Area, prepared for Cape Cod Hospital, 27 Park Street, Hyannis MA 02601" dated March 20, 2026 (Click [HERE](#) for materials and plan)

Preliminary Subdivision No. 836 – Cape Cod Hospital has submitted a preliminary subdivision application for approval for the property located at 60 Park Street, Hyannis, on a plan entitled "Preliminary Plan of Land in Hyannis, MA No. 60 Park Street Area, prepared for Cape Cod Hospital, 27 Park Street, Hyannis MA 02601" dated March 20, 2026 (Click [HERE](#) for materials and plan)

Preliminary Subdivision No. 837 – Cape Cod Hospital has submitted a preliminary subdivision application for approval for the property located at 105 Park Street, Hyannis, on a plan entitled “Preliminary Plan of Land in Hyannis, MA No. 105 Park Street Area, prepared for Cape Cod Hospital, 27 Park Street, Hyannis MA 02601” dated March 20, 2026 (Click [HERE](#) for materials and plan)

Discussion Item

Public Art Guidelines Discussion - (possible vote – Click [HERE](#) for materials)

Staff Updates

Zoning Subcommittee Updates

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

April 13, Draft Minutes (Click [HERE](#) for draft minutes)

Future Meetings: May 11th, 2026 and June 8th, 2026

Adjournment

Please Note: The list of matters are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Board may go into executive session. The Board may also act on items in an order other than they appear on this agenda.

* Public files are available for viewing by contacting Karen.pina@barnstable.gov or calling 508-862-4064.